



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

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September 18, 2024

Shane Swerdlow, Applicant Representative
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

RE: NOTICE OF DECISION – EXTENSION OF TIME, P2024-0212-ET
11039 Washington Boulevard, in the Commercial General (CG) Zone

Dear Shane Swerdlow:

The Current Planning Division received Culver City Volvo/Mazda's September 9, 2024, request to extend Conditional Use Permit and Administrative Use Permit, P2021-0043-CUP, -AUP, approved on June 8, 2022 (the "entitlements"). The entitlements permit the construction of three additional vehicle repair bays at an existing remote customer auto repair facility serving the Culver City Volvo/Mazda dealerships. The Extension of Time request is **approved**, and the subject entitlement is extended to **September 21, 2025**.

Findings

In considering your request, the following findings were made:

1. On June 8, 2022, the Planning Commission approved the entitlements, subject to all conditions of Planning Commission Resolution No. 2022-P006. Additionally, the Planning Commission recommended the City Council adopt Zoning Code Map Amendment, P2021-0043-ZCMA, changing the rear 45-feet of the subject site from the Residential Medium Density Multiple (RMD) Zone to the Commercial General (CG) Zone. The Zone Change was required to ensure the entire site is consistent with its General Corridor commercial land use designation and to ensure the auto repair use is consistent with zoning standards and allowed uses. Auto repair is not allowed in the RMD Zone.
2. On August 22, 2022, the City Council adopted Ordinance No. 2022-004, changing the rear 45-feet of the subject site from RMD to CG. Pursuant to Section 3 of the Ordinance, the zone change took effect 30 days after its adoption, or September 21, 2022. Standard Requirement No. 2 of Exhibit B of Resolution No. 2022-P006 states:

The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.

The entitlements' final approval date was September 21, 2022, the effective date of the Zoning Code Map Amendment, and the entitlements were to expire on September 21, 2023.

3. Beginning in October 2022, after adopted amendments to the Zoning Code eliminated minimum required parking, the applicant began discussions with staff on proposed reductions to the project's parking.
4. On March 27, 2023, the applicant submitted preliminary modification plans to staff for review prior to formal application submittal. The plans show an overall reduction in parking spaces, elimination of blocked access parking, and a reduction in the drive aisle width by 9 percent. The applicant's proposal eliminated the need for managed parking, but the reduced drive aisle width requires approval of an Administrative Modification.
5. The applicant submitted an Extension of Time request on May 30, 2023, and stated that due to COVID-19, auto dealers have faced supply challenges, production shutdowns, semiconductor shortages, labor shortages, global supply chain bottlenecks, and inflation-related challenges, with increased costs for materials and labor. Proposed project changes would cause further delays if they required a Planning Commission public hearing. The applicant stated their intent to move forward with the modification process, develop construction-level drawings, and submit for Building Permit plan check.
6. An Extension of Time was granted on July 6, 2023, extending entitlements to September 21, 2024.
7. On November 6, 2023, a minor modification was granted reducing the parking, eliminating blocked access parking and the need for valet parking, and providing bicycle parking pursuant to the Zoning Code.
8. On September 9, 2024, the applicant submitted a second extension request, stating that the impact of the COVID-19 pandemic continues to affect supply challenges, production shutdowns, semiconductor shortages, labor shortages, global supply chain bottlenecks, with increased costs for materials, labor, and nearly all aspects of operations. Further, the Applicant needs time to process an Administrative Modification.

Analysis

Pursuant to CCMC Section 17.595.030.D.2: "The burden of proof is on the applicant to establish, with substantial evidence that the zoning approval should be extended. Upon determination that the applicant has made a good faith effort to establish the permit, the Director may extend the time to establish an approved permit for up to an additional 12 months, unless the conditions of approval authorize longer extensions..."

The applicant intends to continue with the project but requires additional time to process an Administrative Modification to allow a 9.4% reduction in drive aisle width in the Project's north surface parking lot. The reduction will allow for new City-required landscaping along the north property line. The Applicant has refined operations to address COVID related issues such as accommodating customers who prefer purchasing vehicles from home, while diversifying their inventory to feature an expanded selection of electric vehicles. Final Building Permit plans have been delayed because of the above noted challenges.

Environmental Determination

Pursuant to the California Environmental Quality Act guidelines, a Class 1, Existing Facilities, categorical exemption finding, was adopted by the Planning Commission on June 8, 2022, determining the Project will not have a significant adverse impact on the environment.

Pursuant to Section 15162 of CEQA, the extension request is within the scope of the adopted Class 1 Categorical Exemption and the circumstances under which the Categorical Exemption was determined have not significantly changed and no new significant information has been found that would impact the CEQA finding. Therefore, no additional environmental analysis is required.

Appeal

This administrative decision may be appealed in accordance with CCMC Title 17, Article 17.640 – Appeals, by any interested person within 15 calendar days of the date of approval, by 5:30 PM. If no appeal is filed by the specified date, the decision shall become final. If a timely appeal is filed, we will notify you. If you have any questions, please contact Jose Mendivil, Associate Planner at jose.mendivil@culvercity.org or call directly at (310) 253-5757.

Sincerely,



Mark E. Muenzer
Planning and Development Director

Attachments: September 9, 2024, Applicant Request for Extension of Time

Copy: Emily Stadnicki, Current Planning Manager
Sammy Romo, Senior Civil Engineer
Tim Koutsouros, Building Official
David Montgomery, Fire Prevention Specialist
Case File

Craig Lawson & Co., LLC

Land Use Consultants

September 9, 2024

Mr. Jose Mendivil, Associate Planner
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Sent via e-mail to: jose.mendivil@culvercity.org

RE: Case No. P-2023-0043-CUP, -AUP, -ZCMA (11039 Washington Boulevard)

Dear Jose,

I am writing on behalf of Gonzo 11, LLC, Applicant for the above-referenced entitlement case to renovate and expand an existing remote vehicle repair facility and administrative offices serving Culver City Volvo and Mazda ("Project") at 11039 Washington Boulevard ("Project Site") in the City of Culver City ("City"). The Planning Commission adopted Resolution No. 2022-P006 for this Project on June 8, 2022, and the City Council adopted an ordinance approving a Zoning Code Map Amendment on August 22, 2022. On July 6, 2023, the City granted a 1-year Time Extension, which expires on September 21, 2024. The Applicant requests an additional 1-year Time Extension to allow for processing of an Administrative Modification, issuance of building permits, and commencement of construction.

The years since the approval of the original Project entitlements have been filled with unprecedented changes and challenges for the auto industry. Since the start of the COVID-19 pandemic, auto dealers have faced supply challenges, production shutdowns, semiconductor shortages, labor shortages, global supply chain bottlenecks, and inflation-related challenges, with increased costs for materials, labor, and nearly all aspects of operations. During this period, the Applicant has devoted time to refining operations to address these challenges and meet the rapidly changing needs of customers, who increasingly prefer the convenience of purchasing vehicles from home (without having to travel to a showroom), while also diversifying their inventory to feature an expanded selection of electric vehicles.

During the past year, the Applicant also worked closely with City staff to process a Minor Modification, which was granted on November 6, 2023 to allow for a reconfiguration of the proposed parking lot to conform with City standards and policies that became effective after the original Project entitlements were granted. A Condition of Approval for this Minor Modification requires the Applicant to apply for an Administrative Modification for an approximately 9.4% reduction in drive aisle width in the Project's north surface parking lot, which will allow for new City-required landscaping along the north property line. The Applicant has worked closely with City staff to identify the materials required to process this Administrative Modification, and will be submitting these materials in the upcoming days.

Furthermore, the Applicant has been closely monitoring the City's recent purchase of the former gun store at 11029 Washington Boulevard, which abuts the Applicant's Project Site to the east. The Applicant is potentially interested in purchasing this adjacent property has been monitoring relevant City updates to better understand the types of proposals the City will accept.

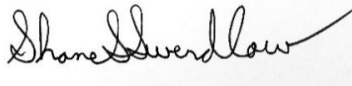
Granting this Time Extension request will provide the Applicant with the time necessary to process the required Administrative Modification with the City, finalize and submit construction-level

drawings, obtain a building permit, and commence construction. Approving this Time Extension will also allow an important local business to continue to thrive and meaningfully contribute to the local community and economy, while achieving the following guiding principles, goals, objectives, and policies of the recently adopted *General Plan 2045* that emphasize the importance of supporting local businesses:¹

- Support a diversified, adaptable, and sustainable economy with a balance of small and large businesses across a range of industries that provide employment, commercial, and experiential opportunities.
- Provide resources to support the retention and growth of small and large businesses citywide.
- “Buy local” initiatives increase revenue generation and support City services and programming such as parks, police, fire, and public works.
- Maintain a balanced “business ecosystem” that fosters a diversity of types and scales of employers.
- Provide flexibility for businesses.
- Identify and reduce the cost for small businesses to locate and remain in the City.

Please let me know if you need any additional information to process this Time Extension.

Sincerely,



Shane Stuart Swerdlow
Vice President, Craig Lawson & Co., LLC

¹ These guiding principles, goals, objectives, and policies are listed on *General Plan 2045* pages 18, 160, 166, 167, and 169.